

Risk Assessment – Record of significant findings		
Risk assessment for Walkers Retreat Building:3 Tithebarn Mews Location:Keswick, Cumbria	Assessment undertaken by L Cameron Date:27 January 2012 Completed by: L Cameron Signature:	
Sheet number: 1	Use:Self catering cottage	
Step 1 – Identify fire hazards		
Sources of ignition Electrical appliances, lamps, heaters	Sources of fuel Furniture, curtains, bedding	Sources of oxygen Natural air through doors and windows
Step 2 – People at risk		
Guests		
Step 3 – Evaluate, remove, reduce and protect from risk		
(3.1) Evaluate the risk of the fire occurring	The chances of a fire starting are minimal due to a low number of ignition sources.	
(3.2) Evaluate the risk to people from a fire starting in the premises	There is one escape route available via the front door.	
(3.3) Remove and reduce the hazards that may cause a fire	Strict no smoking policy. No gas in property. No candles or matches available. No naked flame heating. Electrical equipment is replaced and checked regularly. No electrical sockets are overloaded.	
(3.4) Remove and reduce the risks to people from a fire	Only three people allowed to stay overnight in property. Mains powered electric smoke alarms with battery backup on ground and first floor, tested regularly. Fire blanket in the kitchen. Heating exclusively by storage heaters.	
Assessment review		
Assessment/review date: February 2012	Completed by L Cameron	Signature
Review outcome (where substantial changes have occurred a new record sheet should be used)		